

**TOWN OF NORTHFIELD
BOARD OF SELECTMEN
Minutes of February 13, 2006**

- I. **ROLL CALL:** Chair Donald W. Wallace, Selectmen Melvin Adams, Michael Demasi, Richard I. Greenslit, and Roger LeClair. Also present were Town Manager Nanci Allard; Acting Clerk Kenneth McCann; Zoning Administrator Stephen Hatch; Steven Jeffrey (Planning Commission); Nelson Hoffman (Zoning Board of Adjustment); Heather Collins; Meg Donahue Davis; Everett Greenslit; Warren Hagy; David Hanna; Kathleen Lott; James L. Wilson; and Lauren Goodrich and Ryan Robertson of Trans-Video.

A Pubic Hearing to review and comment upon proposed revisions to Northfield's Zoning Regulations was warned to immediately precede the Selectboard's regular meeting.

Chair Wallace called the Public Hearing to order at 7:00 p.m. He then opened the floor to any member of the public who wished to address the proposed revisions to Northfield's Zoning Regulations.

Meg Donahue Davis, who recently had volunteered to proofread the revised Zoning Regulations (and whose suggestions are incorporated in the current draft), stated the Planning Commission and Zoning Board of Adjustment had done a good job on the document. She did have a few additional suggestions for improvement. For example, she believes it would be best in the definition section to include the terms "permitted use," "conditional use," and "variance." In addition, the terms "Zoning Board," "Zoning Board of Adjustment," and "Board of Adjustment" appear to be used interchangeably in the document. She stated that this might be confusing to the reader and suggests that either only one version be used or that there be an entry in the definitions section for "Zoning Board of Adjustment" that specifies all the variations of this term in the document. On page 63, under the heading "Conditional Uses" there is a phrase that "The following uses are permitted in this District after approval of a conditional use permit by the Board of Adjustment..." This phrase does not appear in other sections dealing with Conditional Use and she feels for the sake of consistency it should be included each time. Ms. Donahue Davis also would like to see the term "self-storage units" specifically included when there is a reference to warehouses and storage units. Ms. Donahue Davis concluded by stating that she enjoyed proofreading the document and again thanked those responsible for the current draft.

James L. Wilson stated that given the scope and complexity of the issues involved, he also wanted to thank those responsible for incorporating the concerns of the public into the current document.

Kathleen Lott suggested that the term "warehouse" be included in the definitions section. She warned that if such terms were left open to interpretation, it would be the courts that would decide the matter in a legal dispute.

As there were not any additional comments, Chair Wallace closed the Public Hearing at 7:10 p.m. The regular Selectboard meeting then commenced.

II. **APPROVAL OF MINUTES**

- a. **January 23, 2006 (Regular Meeting).** Motion by Selectman LeClair, seconded by Selectman Demasi, to approve the minutes. **Motion passed 4-0-1, with Selectman Greenslit abstaining.**

III. **APPROVAL OF BILLS**

- a. **Warrant #16-06.** Motion by Selectman Demasi, seconded by Selectman Greenslit, to approve Warrant #16-06 in the amount of \$100,119.41. **Motion passed 5-0-0.**

IV. PUBLIC PARTICIPATION

- a. **Everett Greenslit: Questions about Property Taxes & Warrant #12-06C.** Mr. Greenslit had sent a certified letter to the Selectboard and the Listers (with copies sent to the Municipal Manager and the Village Trustees) that stated that the last two Grand Lists were invalid due to the Listers "failure to hold open public meetings with minutes to support [their] action..." Mr. Greenslit asked the Selectboard to take action on this matter. Chair Wallace responded that the Board of Listers was an independent elected body and only control the Selectboard had over the Listers was over their budget. Mr. Greenslit disagreed and urged the Selectmen to take action to ensure that the Listers were in compliance with state law.

Regarding Warrant #12-06C, Mr. Greenslit had reviewed the matter and confirmed that there had been special warrants numbered #12-06A and #12-06B that week. However, he is concerned that the lettering precedence did not correspond with the disbursement dates.

V. MANAGER'S REPORT

- a. **Economic Development in Northfield.** Manager Allard stated that she has been meeting separately with business leaders in Northfield over the past few weeks. She would like to set up a combined meeting of these business leaders in the near future, preferably in the spring. She will report back to the Selectmen once a time, date, and location has been determined (in case any would like to participate). Manager Allard would, among other things, like to establish an inventory of vacant land and other new businesses opportunities in case any outside interests wish to establish themselves in Northfield.
- b. **Proposed Corrections Work Camp Update.** Manager Allard reported that she and Superintendent William Lyon met last week with David E. Burley from the Vermont Department of Buildings & General Services regarding the possibility of Northfield hosting a Corrections Work Camp. She noted that six (6) towns had expressed interest in the proposal. Manager Allard also has discussed this proposal with Norwich University and they are enthusiastic, as this would provide opportunities for its Criminal Justice students to get practical experience. Although the facility would be property tax-free, it would provide new employment for over twenty (20) local residents. In addition, the work crews could provide such local assistance as repairing roads, painting public buildings, etc. She stated that the State officials involved with the proposal would be able to attend a future regular meeting and provide a full presentation if the Selectboard would like to pursue this proposal. Selectman Greenslit stated that he had reviewed the video tape provided by the State and he feels that it is worth pursuing this proposal. As this project would involve the Northfield Utility departments, it would be good to involve the Village Trustees and the Inter-Local Agreement Committee into the process. After further discussion, it was decided that Manager Allard would invite the State officials to a future Selectboard meeting.
- c. **Status Reports: Various Projects.** Manager Allard had nothing to add.

VI. SELECTBOARD

- a. **Approval of Northfield Zoning Regulations (Revised).** Selectman Adams suggested that since there had been some recommendations at tonight's Public Hearing for some minor changes to the document, it might be best to postpone approval until the Planning Commission has had an opportunity to review and (perhaps) adopt the suggested changes. It was agreed that action on the document would be postponed until the next regular Selectboard meeting (02/27/06).
- b. **2006 Liquor License Renewal Applications**
 1. **American Legion.** Motion by Selectman LeClair, seconded by Selectman Demasi, to renew the American Legion's First Class Liquor License. **Motion passed 5-0-0.**

2. **Champlain Farms.** Motion by Selectman Greenslit, seconded by Selectman LeClair, to renew Champlain Farms' Second Class Liquor License. **Motion passed 5-0-0.**
 3. **Convenience Plus.** Motion by Selectman Adams, seconded by Selectman Demasi, to renew Convenience Plus' Second Class Liquor License. **Motion passed 5-0-0.**
 4. **Depot Square Pizzeria.** Motion by Selectman Demasi, seconded by Selectman Greenslit, to renew the Depot Square Pizzeria's First Class Liquor License. **Motion passed 5-0-0.**
 5. **Grand Union.** Motion by Selectman Greenslit, seconded by Selectman LeClair, to renew the Grand Union's Second Class Liquor License. **Motion passed 5-0-0.**
 6. **Norwich University.** Motion by Selectman Adams, seconded by Selectman Greenslit, to renew Norwich University's First Class Liquor License. **Motion passed 4-0-1, with Chair Wallace abstaining.**
- c. **Public Hearing (Australian Ballot Articles): February 27, 2006.** Chair Wallace noted that this Public Hearing was required by State Law and would precede the next regular Selectboard meeting.
 - d. **Town Meeting Day: March 7, 2006.** It was noted that the Town/School Reports had been distributed earlier that day.
 - e. **Status Reports: Various Projects.** The Selectmen had nothing further to add.
- VII. **PUBLIC PARTICIPATION: Non-agenda items**
- a. **Everett Greenslit.** Mr. Greenslit gave the Board a request for information regarding any "Refunds and/or credits Gray and Cabot Mills court ordered reductions on Grand List." This request will be forwarded to the Listers for their response.
 - b. **David Hanna.** Mr. Hanna asked if the noon whistle was broken and, if so, when it would be repaired. He was informed that it was broken and it was Superintendent Lyon's intention to affect repairs in the spring.
- VIII. **EXECUTIVE SESSION: Motion by Selectman**
- a. **Personnel Matter.** Motion by Selectman Demasi, seconded by Selectman LeClair, to go into executive session in order to discuss a personal matter with Manager Allard and Zoning Administrator Hatch present. **Motion passed 5-0-0.**

The Board went into executive session at 7:42 p.m.

Motion by Selectman Demasi, seconded by Selectman LeClair, to come out of executive session. **Motion passed 5-0-0.**

The Board came out of executive session at 7:55 p.m.

Motion by Selectman Demasi, seconded by Selectman LeClair, to appoint Stephen Hatch as Acting Zoning Administrator until June 30, 2006. **Motion passed 5-0-0.**

- IX. **ADJOURNMENT:** Motion by Selectman Demasi, seconded by Selectman Greenslit, to adjourn. **Motion passed 5-0-0.**

The Board adjourned at 7:58 p.m.

Respectfully submitted,

Kenneth L. McCann

Kenneth L. McCann, Acting Clerk

These minutes are subject to approval at the next scheduled meeting.